



GILLINGHAM TOWN COUNCIL

The Town Hall, School Road, Gillingham, Dorset SP8 4QR

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on **Monday 24th April 2023** at The Town Hall, School Road, Gillingham, commencing at 8.08pm

Members Present:

Cllr Rupert Evill, Deputy Chairman
Cllr Fiona Cullen
Cllr Sharon Cullingford
Cllr Alan Frith
Cllr Sarah Snook

Cllr Donna Toye
Cllr Barry von Clemens
Cllr Mark Walden
Cllr Roger Weeks

In attendance:

Julie Hawkins, Town Clerk
Serena Burgess, Projects and HR Admin Officer
One member of the public

574. Public Participation. Please note: a period up to a maximum of fifteen minutes will be allowed for public comments and questions restricted to items listed on the following agenda.

There was no public participation.

575. To receive and accept apologies for absence.

It was agreed and **RESOLVED** to accept the apologies received from Cllr Kilcourse and Cllr Potheary who were unable to attend for personal reasons.

576. To receive declarations of interest. Please note; members are required to comply with the requirements of the Localism Act 2011, section 27 disclosable pecuniary interests.

Cllr Toye declared a disclosable pecuniary interest in Application No: P/FUL/2023/01775 as an employee of Neal's Yard Remedies.

577. To receive and consider planning applications, as follows:

a) **Application No:** [P/HOU/2023/01895](#)

Proposal: Installation of air source heat pump at ground level adjacent to east side boundary wall.

Location: 10 Prospect Close, Gillingham, SP8 4NZ

It was agreed and **RESOLVED** to recommend approval of Application no. P/HOU/2023/01895

b) Application No: [P/FUL/2023/01775](#)

Proposal: Installation of a balancing tank with mixer, to mix toiletries/cosmetic waste water and chemicals from the cleaning process, before discharging to the main sewers.

Location: Neals Yard Remedies Ltd, Peacemarsh Road, Gillingham SP8 4EU

Cllr Toye left the Council Chamber at 8.14pm

Members noted the objection raised by a resident of Melstock Road and ascertained that it is proposed to position the balancing tank on the furthest point away from the residential area, not in the area referred to by the resident.

Members asked for clarification on whether the proposal is to connect the balancing tank to the existing drainage and existing sewerage system. It was agreed that further information is required and, as there is sufficient time, consideration of the application should be deferred until the next Planning Committee meeting on Tuesday 9 May.

It was agreed and **RESOLVED** to defer consideration of Application no. P/FUL/2023/01775 to the next Planning Committee meeting.

Cllr Toye re-joined the meeting at 8.23pm.

c) Application No: [P/CLE/2023/01958](#)

Proposal: Use of land for single storey rear garden room/study extension on existing dwelling house finished and used for period in excess of 4 years.

Location: Littlewood, Shaftesbury Road, Gillingham, Dorset, SP8 4LL

The Chairman reminded members that an application for a Certificate of Lawfulness is not a planning application and, in determining an application for a Certificate of Lawfulness, the Local Planning Authority can only consider evidence that the claimed use or development is lawful or is not lawful. This procedure is only concerned with evidence. The usual planning procedures which enable the Local Planning Authority to take account of planning policies or of the impact of the claimed use or development on any person or the environment or to take account of any other material consideration do not apply in this case.

It was agreed and **RESOLVED** that the Town Clerk should inform Dorset Council that Gillingham Town Council does not hold any evidence relating to application no. P/CLE/2023/01958.

d) Application No: [P/PAAC/2023/02144](#)

Proposal: Change of use and conversion of agricultural buildings to form 5 No. dwellings (Class C3).

Location: Savage Cat Farm, Bay Road, Gillingham, SP8 5QR

It was agreed and **RESOLVED** to recommend refusal of Application no. P/PAAC/2023/02144 for the following reasons:

- Whilst the storage shed may be suitable for a Class Q Conversion, the chicken sheds are not considered to be suitable for conversion under the Class Q permitted development scheme.
- Members have concerns over contamination issues caused by the current and previous use of the site and the close proximity of the site to an historic landfill site.
- The site is situated outside the settlement boundary surrounded by open fields and is located some distance away from Gillingham. The proposal would therefore result in the creation of dwellings which would be remote from the nearest settlement and reliant on the use of cars. Consequently, the proposal would not constitute a sustainable form of development.
- The proposal would have an adverse effect on the rural character of the Gillingham Royal Forest Project Area.
- The benefits of the proposal would not outweigh the harm.

578. To receive matters pertinent to this meeting.

There were no matters pertinent.

The meeting closed at 8.41pm.